039.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,000 / 868,000
					USE VALUE:	868,000 / 868,000
					ASSESSED:	868,000 / 868,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENNIS GREGORY DAVID &
Owner 2:	DENNIS JOSELYN CHAVEZ
Owner 3:	
Street 1:	19 WHEATON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOLONEY TIMOTHY K -
Owner 2:	MOLONEY MARIE-ELENA -
Street 1:	19 WHEATON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,475 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2785 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7475.000	455,700		412,300	868,000
Total Card	0.172	455,700		412,300	868,000
Total Parcel	0.172	455,700		412,300	868,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.67 | /Parcel: 311.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26126

GIS Ref

GIS Ref

Insp Date 01/14/09

!3233!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,100	0	7,475.	412,300	833,400	833,400	Year End Roll	12/18/2019
2019	101	FV	312,400	0	7,475.	373,700	686,100	686,100	Year End Roll	1/3/2019
2018	101	FV	312,400	0	7,475.	354,300	666,700	666,700	Year End Roll	12/20/2017
2017	101	FV	312,400	0	7,475.	309,200	621,600	621,600	Year End Roll	1/3/2017
2016	101	FV	312,400	0	7,475.	264,100	576,500	576,500	Year End	1/4/2016
2015	101	FV	280,700	0	7,475.	244,800	525,500	525,500	Year End Roll	12/11/2014
2014	101	FV	280,700	0	7,475.	202,900	483,600	483,600	Year End Roll	12/16/2013
2013	101	FV	278,800	0	7,475.	193,300	472,100	472,100		12/13/2012

PRINT

Date	Time
12/10/20	18:32:23

LAST REV

Date	Time
05/28/20	08:53:42
danam	
3233	

USER DEFINED

Prior Id # 1:	26126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOLONEY TIMOTHY	59663-394		8/1/2012		595,000	No	No		
FALCO ARMANDO T	30113-33		4/30/1999		196,000	No	No		
	15288-256		10/1/1983		95,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1506	Redo Bas	132,795	O				
3/19/2015	246	Redo Kit	39,840					Kitchen remodel.
2/20/2015	170	Solar Pa	24,891					Installation of 24
3/18/2014	216	Manual	18,500					
3/4/2013	281	Manual	2,304	C				
1/4/2013	16	Manual	21,856	C				
10/12/2005	943	Add Bath	80,000	C		G7	GR FY07	add 2nd sty w/new

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Permit Visit	DGM	D Mann
5/20/2015	Permit Insp	PC	PHIL C
6/11/2014	Info Fm Prmt	PC	PHIL C
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/14/2009	Meas/Inspect	189	PATRIOT
6/14/2000	MLS		
2/20/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7475		Sq. Ft.	Site		0	64.	0.86	3									412,319						412,300	

Total AC/HA: 0.17160 | Total SF/SM: 7475 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 412,319 | Spl Credit | Total: 412,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12127471
Const Adj.:	0.99989998
Adj $ / SQ:	140.145
Other Features:	113227
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510897
Depreciation:	55177
Depreciated Total:	455720

COMMENTS

PDAS. OF=BMT SINK,& XTRA SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

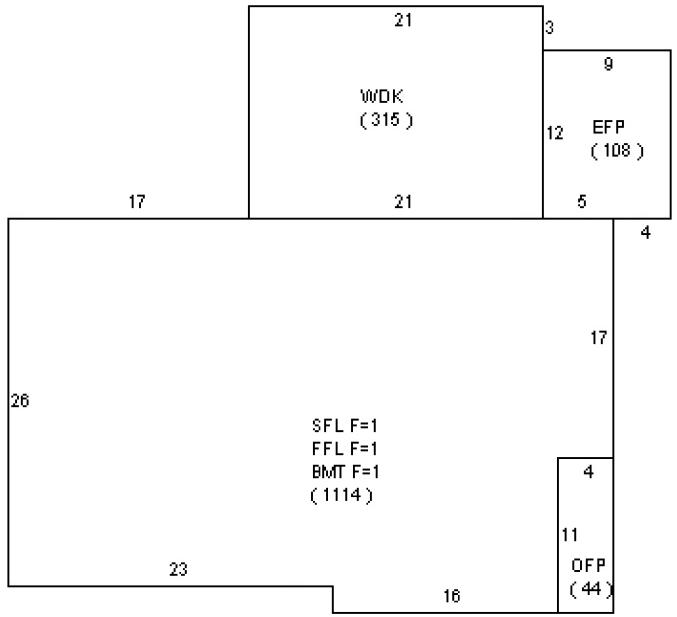
No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.15
Special Features:	0	Val/Su Net:	119.64
Final Total:	455700	Val/Su SzAd	204.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,114	67.270	74,939
FFL	First Floor	1,114	140.150	156,122
SFL	Second Floor	1,114	140.150	156,122
WDK	Deck	315	9.170	2,890
EFP	Enclos Porch	108	52.430	5,662
OFP	Open Porch	44	44.000	1,936

Net Sketched Area:	3,809			Total:	397,671
Size Ad	2228	Gross Are	3809	FinArea	2785

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	